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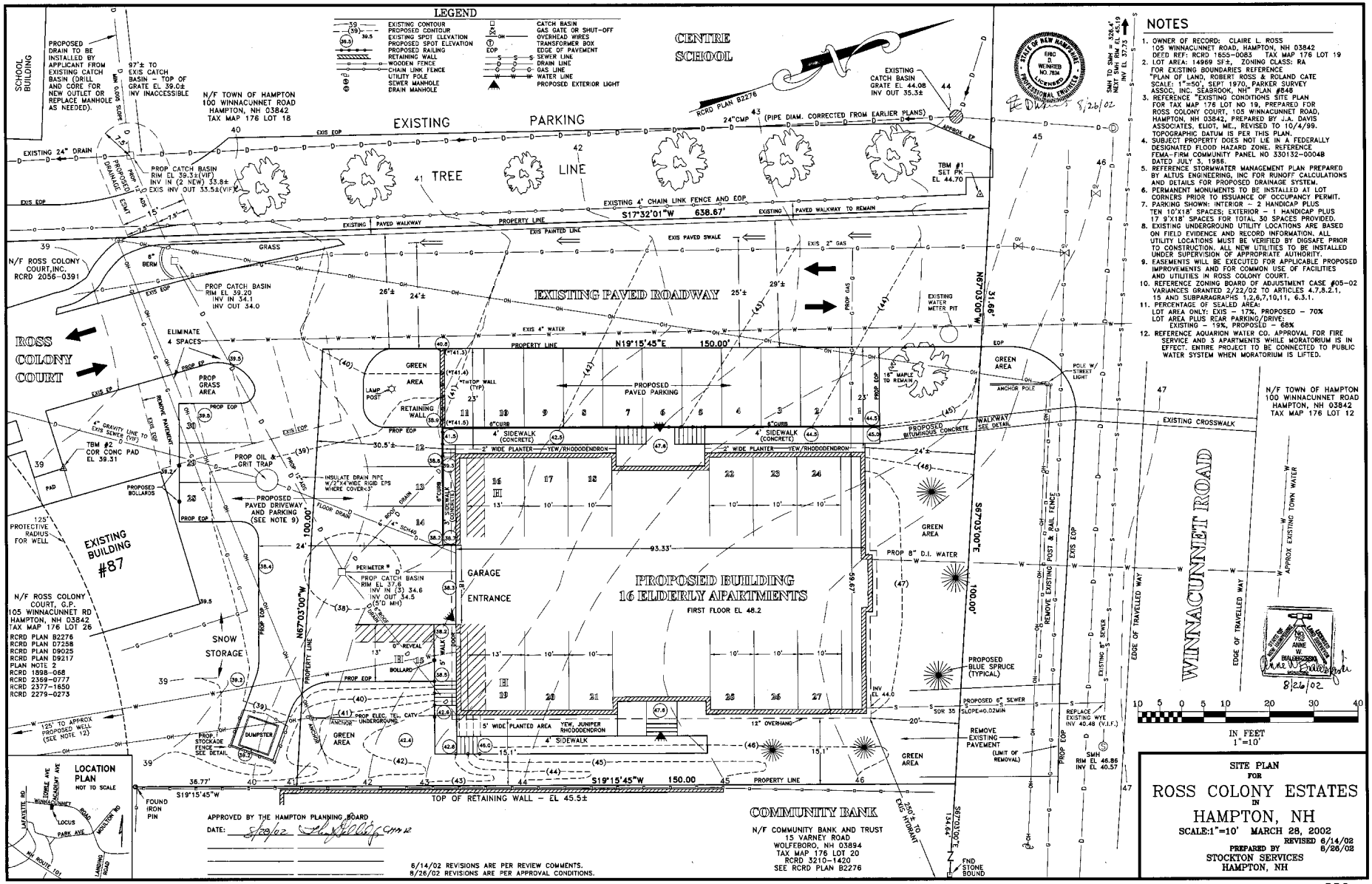

NOTES

1. OWNER OF RECORD: CLAIRE L. ROSS 105 WINNACUNNET ROAD, HAMPTON, NH 03842 DEED REF: RCRD 1655-0083 TAX MAP 176 LOT 19
2. LOT AREA: 14969 SF±, ZONING CLASS: RA FOR EXISTING BOUNDARIES REFERENCE "PLAN OF LAND, ROBERT ROSS & ROLAND CATE SCALE: 1"=50', SEPT 1970, PARKER SURVEY ASSOC. INC. SEABROOK, NH" PLAN #848
3. REFERENCE "EXISTING CONDITIONS SITE PLAN FOR TAX MAP 176 LOT NO 19, PREPARED FOR ROSS COLONY COURT, 105 WINNACUNNET ROAD, HAMPTON, NH 03842, PREPARED BY J.A. DAVIS ASSOCIATES, ELIOT, ME., REVISED TO 10/4/99. TOPOGRAPHIC DATUM IS PER THIS PLAN.
4. SUBJECT PROPERTY DOES NOT LIE IN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA-FIRM COMMUNITY PANEL NO 330132-0004B DATED JULY 3, 1986.
5. REFERENCE STORMWATER MANAGEMENT PLAN PREPARED BY ALTUS ENGINEERING, INC FOR RUNOFF CALCULATIONS AND DETAILS FOR PROPOSED DRAINAGE SYSTEM.
6. PERMANENT MONUMENTS TO BE INSTALLED AT LOT CORNERS PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
7. PARKING SHOWN: INTERIOR - 2 HANDICAP PLUS TEN 10'X18' SPACES; EXTERIOR - 1 HANDICAP PLUS 17 9'X18' SPACES FOR TOTAL 30 SPACES PROVIDED.
8. EXISTING UNDERGROUND UTILITY LOCATIONS ARE BASED ON FIELD EVIDENCE AND RECORD INFORMATION. ALL UTILITY LOCATIONS MUST BE VERIFIED BY DIGSAFE PRIOR TO CONSTRUCTION. ALL NEW UTILITIES TO BE INSTALLED UNDER SUPERVISION OF APPROPRIATE AUTHORITY.
9. EASEMENTS WILL BE EXECUTED FOR APPLICABLE PROPOSED IMPROVEMENTS AND FOR COMMON USE OF FACILITIES AND UTILITIES IN ROSS COLONY COURT.
10. REFERENCE ZONING BOARD OF ADJUSTMENT CASE #05-02 VARIANCES GRANTED 2/22/02 TO ARTICLES 4.7,8.2.1, 15 AND SUBPARAGRAPHS 1,2,6,7,10,11, 6.3.1.
11. PERCENTAGE OF SEALED AREA: LOT AREA ONLY: EXIS - 17%, PROPOSED - 70% LOT AREA PLUS REAR PARKING/DRIVE: EXISTING - 19%, PROPOSED - 68%
12. REFERENCE AQUARION WATER CO. APPROVAL FOR FIRE SERVICE AND 3 APARTMENTS WHILE MORATORIUM IS IN EFFECT. ENTIRE PROJECT TO BE CONNECTED TO PUBLIC WATER SYSTEM WHEN MORATORIUM IS LIFTED.

SITE PLAN FOR

ROSS COLONY ESTATES IN HAMPTON, NH

SCALE:1"=10' MARCH 28, 2002
REVISED 6/14/02 8/26/02
PREPARED BY STOCKTON SERVICES HAMPTON, NH

D-30061